



To the Honorable Council
City of Norfolk, Virginia

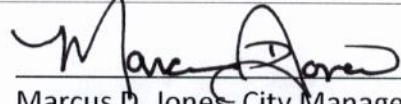
July 19, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Change of Zoning from I-1 (Limited Industrial) district to C-2 (Corridor Commercial) district and Pedestrian Commercial Overlay District – 21st Street (PCO-21st) and a special exception for mixed uses at 2200 Llewellyn Avenue – Claus Ihlemann**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-7**

- I. **Staff Recommendation: Approval.**
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval** of the requests.
- III. **Request:** The applicant proposes to convert the existing industrial warehouse to commercial uses with three residential units on the second floor.
- IV. **Applicant: Claus Ihlemann**
- V. **Description:**
 - The site is currently developed with a warehouse used to store furniture.
 - The applicant proposes to convert the space into 25,866 square feet of retail space with multiple tenants and add a second floor to the southern wing of the building for three residential units.
 - To accommodate the proposal:
 - The site is being rezoned to C-2 and will be included in the 21st Street PCO which surrounds the site to the south and west.
 - A special exception for the mixed uses is proposed.
- VI. **Historic Resources Impacts**
 - The warehouse is a contributing structure in the Williamson/Woodland State and National Historic District.
 - The applicant will apply for state historic tax credits for improvements to the structure.

VII. Public Schools Impacts

- School attendance zones include Taylor Elementary School (74% utilization), Blair Middle School (77% utilization) and Maury High School (95% utilization).
- Generally, no school aged children are projected to be generated by the proposed development (0.1 school aged children per unit).
- Given the low number of potential students and the existing school capacity, no significant school impacts are anticipated.

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated June 23, 2016 with attachments
- Proponents and Opponents
- Ordinances

Planning Commission Public Hearing: June 23, 2016
 Executive Secretary: George M. Homewood, FAICP, CFM
 Planner: Susan Pollock Hart, CFM

Staff Report	Item No. 6	
Addresses	2202 Llewellyn Avenue	
Applicant	Claus Ihlemann	
Requests	Conditional Rezoning	I-1 (Limited Industrial) district to C-2 (Corridor Commercial) district and Pedestrian Commercial Overlay District – 21 st Street (PCO-21 st).
	Special Exception	Mixed Uses
Property Owner	3920 Granby, LLC	
Site Characteristics	Site Area/Building Area	36,964/59,800 square feet
	Future Land Use Map	Commercial
	Zoning	I-1 (Limited Industrial) district
	Neighborhood	Ghent
	Character District	Traditional
Surrounding Area	North	I-2 (Light Industrial): The Desk Doctor Furniture Repair
	East	I-1: Albano Cleaners
	South	C-2/21 st Street PCO; Retail sales and services
	West	C-2/21 st Street PCO; Palace Station



A. Summary of Request

- The property is located on the east side of Llewellyn Avenue between W. 22nd Street and the railroad.
- The applicant proposes to convert the existing industrial warehouse to commercial uses with three residential units on the second floor.

B. Plan Consistency

Analysis

The proposed change of zoning and special exception are consistent with *plaNorfolk2030*, which designates this site as commercial.

C. Zoning Analysis

i. General

- The site is currently developed with a warehouse used to store furniture.
- The applicant proposes to convert the space into 25,866 square feet of retail space with multiple tenants and add a second floor to the southern wing of the building for three residential units.
- To accommodate the proposal:
 - The site is being rezoned to C-2 and will be included in the 21st Street PCO which surrounds the site to the south and west.
 - A special exception for the mixed uses is proposed.

ii. Parking

- The applicant proposes to improve the parking lot located directly across Llewellyn Avenue to the west in accordance with the Site Plan Review requirements including parking, landscaping and stormwater.
- This lot, in conjunction with the existing parking will provide sufficient parking for the Palace Station and the new adaptive reuse mixed use project.

iii. Flood Zone

The property is located in the X (Low to Moderate) zone which is not considered a special flood hazard area.

D. Transportation Impacts

- Institute of Transportation Engineers (ITE) figures estimate that that this proposed mixed use development will generate 1,236 new vehicle trips per day.
- Based upon ITE data, the existing warehouse use on this site would be expected to generate 115 weekday trips while the proposed restaurant, retail and residential uses would be expected to generate 1,351 trips on weekdays.
- Llewellyn Avenue adjacent to the site is not identified as a severely congested corridor in either the AM or PM peak hours in the current update to regional Hampton Roads Congestion Management analysis.

- However, 21st Street near the site is identified as a severely congested corridor in the PM peak in the current update to regional Hampton Roads Congestion Management analysis.
- The site is near transit service with Hampton Roads Transit bus route 4 (Church) operating near the site.
- Llewellyn Avenue adjacent to the site an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

E. Historic Resources Impacts

- The warehouse is a contributing structure in the Williamson/Woodland State and National Historic District.
- The applicant will apply for state historic tax credits for improvements to the structure.

F. Public Schools Impacts

- School attendance zones include Taylor Elementary School (74% utilization), Blair Middle School (77% utilization) and Maury High School (95% utilization).
- Generally, no school aged children are projected to be generated by the proposed development (0.1 school aged children per unit).
- Given the low number of potential students and the existing school capacity, no significant school impacts are anticipated.

G. Environmental Impacts

The proposed additions, parking lot improvements and site modifications will undergo the Site Plan Review process, which will require all site development to adhere to the regulations of the *Zoning Ordinance*, including landscaping, vehicular circulation, and stormwater improvements.

H. AICUZ Impacts

The site is not located in any noise or accident potential zones.

I. Surrounding Area/Site Impacts

- This site is located just south of the railroad tracks and on the perimeter of the Ghent Business District.
- An adaptive reuse of the structure will expand the 21st Street PCO district while saving a contributing historic structure.
- The proposed, newly improved parking lot, should serve to provide needed parking for adaptive reuse as well as other tenants of the Palace Station.

J. Payment of Taxes

The owner of the property is current on all real estate taxes.

K. Civic League

Notice was sent to the Ghent Neighborhood League and the Ghent Business Association on May 11.

L. Communication Outreach/Notification

- Legal notice was posted on the property on May 17.
- Letters were mailed to all property owners within 300 feet of the property on June 10.
- Legal notification was placed in *The Virginian-Pilot* on June 9 and 16.

M. Recommendation

Staff recommends **approval** of the rezoning request, and the special exception for mixed use.

Attachments

Location Map
Future Land Use Map
Zoning Map
Application
Notice to the Civic League

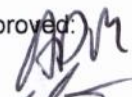
Proponents and Opponents

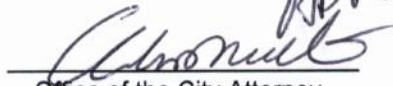
Proponents

Robyn Thomas
913 W. 21st Street
Norfolk, VA 23517

Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 2202 LLEWELLYN AVENUE FROM I-1 (LIMITED INDUSTRIAL) TO C-2 (CORRIDOR COMMERCIAL) DISTRICT AND PCO-21ST STREET (PEDESTRIAN COMMERCIAL OVERLAY - 21ST STREET) OVERLAY DISTRICT).

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 2202 Llewellyn Avenue is hereby rezoned from I-1 (Limited Industrial) district to C-2 (Corridor Commercial) district and PCO-21st Street (Pedestrian Commercial Overlay - 21st Street) overlay district. The property which is the subject of this rezoning is more fully described as follows:

Property fronts 177 feet, more or less along the eastern line of Llewellyn Avenue and 185 feet, more or less, along the northern line of West 22nd Street; premises numbered 2202 Llewellyn Avenue.

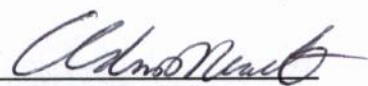
Section 2:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 3:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT MIXED USES ON PROPERTY LOCATED AT 2202 LLEWELLYN AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit mixed uses on property located 2202 Llewellyn Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 177 feet, more or less along the eastern line of Llewellyn Avenue and 185 feet, more or less, along the northern line of West 22nd Street; premises numbered 2202 Llewellyn Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following condition:

- (a) Not more than three (3) residential dwelling units shall be located on the property.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;

- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent

real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

Location Map



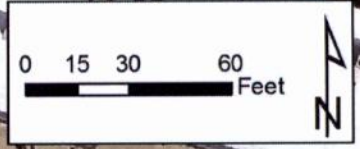
W 23RD STREET

W 22ND STREET

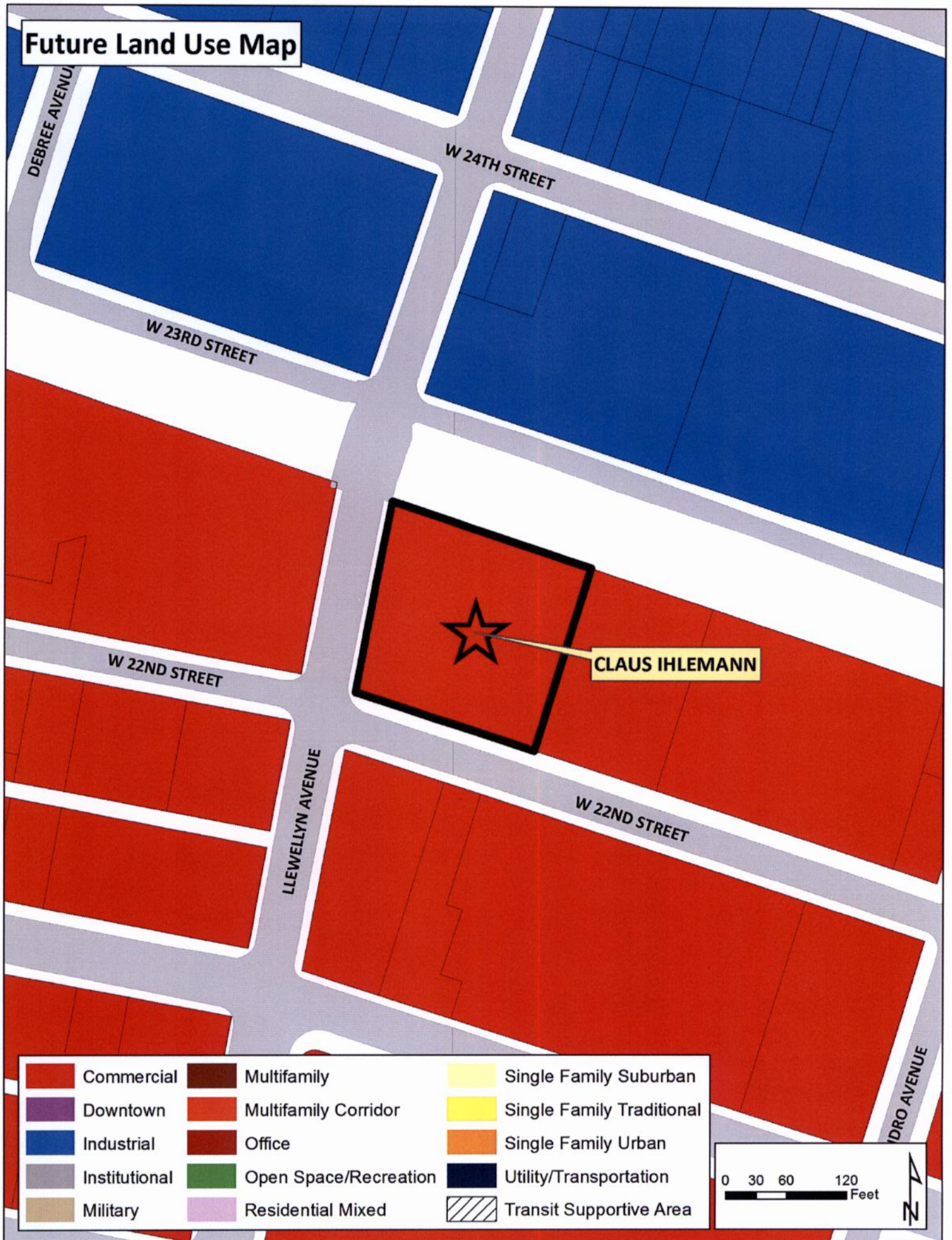
LLEWELLYN AVENUE

W 22ND STREET

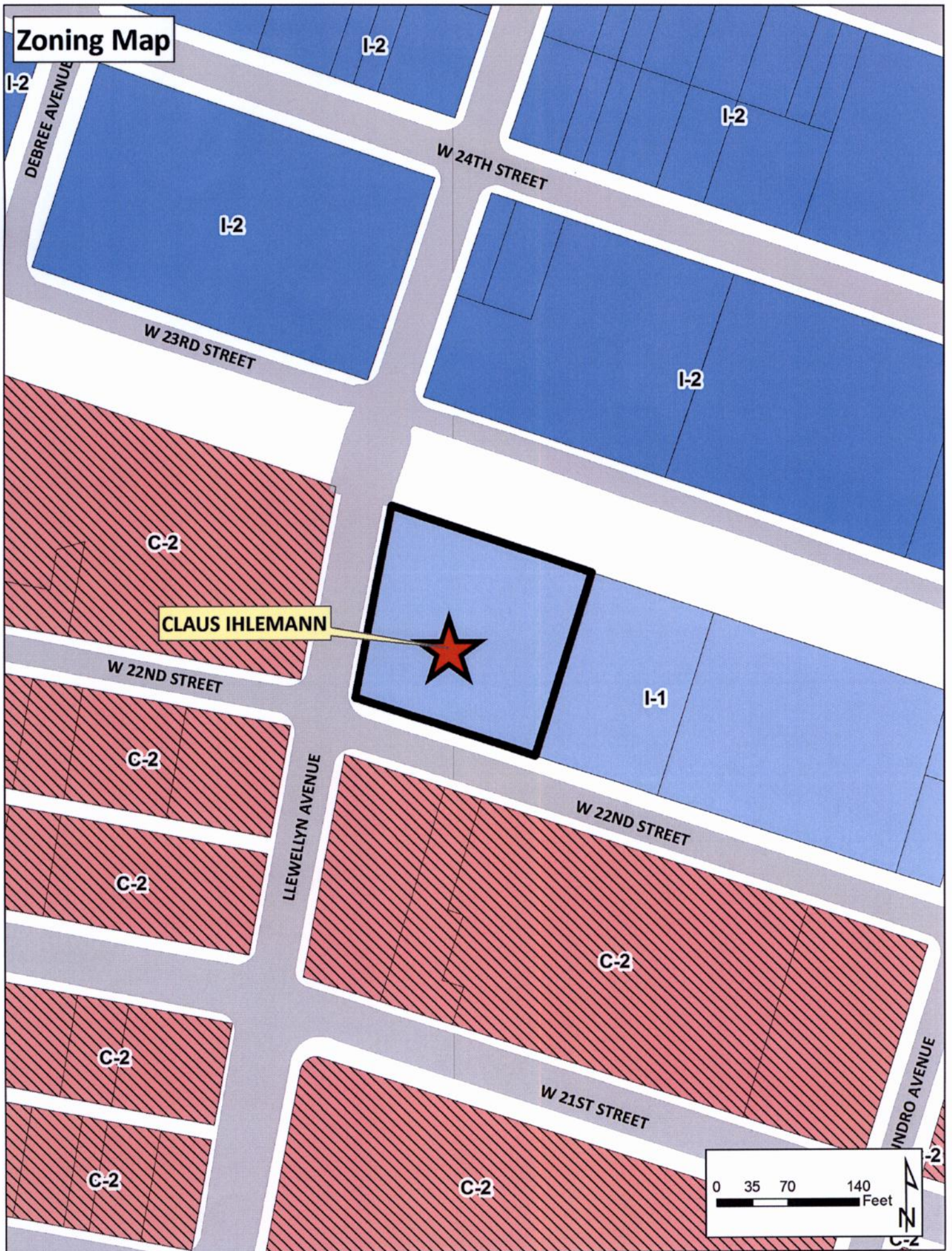
CLAUS IHLEMAN



Future Land Use Map



Zoning Map





APPLICATION CHANGE OF ZONING

Date of application: 4/27/2016

Change of Zoning

From: I1 Zoning

To: Conditional C-2 w/ PCO.-21st Street Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 2202 (Street Name) Llewellyn Ave

Existing Use of Property: Warehouse / Business / Retail

Current Building Square Footage 32,340

Proposed Use Mixed use including Residential

Proposed Building Square Footage 27,460

Trade Name of Business (If applicable)

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Ihlemann (First) Claus (MI)

Mailing address of applicant (Street/P.O. Box): 301 W. 21st Street

(City) Norfolk (State) VA (Zip Code) 23517

Daytime telephone number of applicant (757) 622-9999

Fax ()

E-mail address of applicant: claus@decorumfurniture.com

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Application
Rezoning
Page 2

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant (757) Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner (757) email:

claus@decorumfurniture.com

CIVIC LEAGUE INFORMATION

Civic League contact:

Date(s) contacted:

Ward/Super Ward information:

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

✓ Print name: CLAVS IHLEMAN Sign: [Signature] 4/28/16
(Property Owner or Authorized Agent of Signature) (Date)

↑
same

✓ Print name: _____ Sign: _____
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Robt. J. Thomas Sign: [Signature] 4/27/16.
(Authorized Agent Signature) (Date)

SIGNED :

PHYSICAL SURVEY

LOT AREA:
35,855 SQ.FT. OR 0.8231 AC.

W. 22nd STREET
(FORMERLY CHERRY ST.)
(60' R/W)

LOT AREA:
35,855 SQ.FT. OR 0.8231 AC.

PHYSICAL SURVEY

W. 22nd STREET
(FORMERLY CHERRY ST.)
(60' R/W)

LOT AREA:
35,855 SQ.FT. OR 0.8231 AC.

PHYSICAL SURVEY
OF
15, BLOCK 64, PARK PLACE
NORFOLK, VIRGINIA
FOR
CLAUS IHLEMAN

REFERENCE:
INST. #990002772

NOTES :

1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.

2) ROAD LAND SURVEYING, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING. FOR FURTHER INFORMATION, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.

FLOOD ZONE INFORMATION : ACCORDING TO F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.),

COMMUNITY-PANEL NO. 510104 0130 F MAP REVISED: 09/02/2009 BASE FLOOD ELEVATION = N/A




ROOD
LAND SURVEYING, P.C.

5737 BARTEE STREET
NORFOLK, VA. 23502

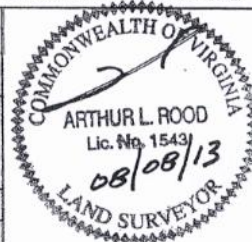
TEL: (757) 466-1111
FAX: (757) 466-9384

GRAPHIC SCALE



0 15 30 60 90

SCALE: 1"=30'	DRAWN BY: W.W.L.
DATE: 08/03/2013	F.B. 241 PG. 48-49
REF: M.B. 1, Pg. 8A & 8B (Norfolk)	



62,507 S-1221

REF: 16,363-85 & 50,526-99
F.B. 743, PG. 24



APPLICATION SPECIAL EXCEPTION

Special Exception for: Three residential units in a C2 Zoning

Date of application: 4/27/2016

DESCRIPTION OF PROPERTY

Property location: (Street Number) 2202 (Street Name) Llewellyn

Existing Use of Property Warehouse, Business, Retail

Current Building Square Footage 32,340

Proposed Use

Mixed use including Residential *(3 dwelling units)*

Proposed Square Footage 27,460

Proposed Hours of Operation:

Weekday From n/a To n/a

Friday From n/a To n/a

Saturday From n/a To n/a

Sunday From n/a To n/a

Trade Name of Business (If applicable) n/a

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant (757) Fax ()

E-mail address of applicant:

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) (First) (MI)

Mailing address of applicant (Street/P.O. Box):

(City) (State) (Zip Code)

Daytime telephone number of applicant (757) Fax ()

E-mail address of applicant:

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) (First) (MI)

Mailing address of property owner (Street/P.O. box):

(City) (State) (Zip Code)

Daytime telephone number of owner (757) email:

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

CIVIC LEAGUE INFORMATION

Civic League contact: Emily Birkness (GNL), Ted Enright (GBA)

Date(s) contacted: 4/27/2016

Ward/Super Ward information:

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge.

✓ Print name: CLARA J. HENNING Sign: [Signature] 4/28/2016
(Property Owner or Authorized Agent of Signature) (Date)

←
same

✓ Print name: _____ Sign: _____
(Applicant) (Date)

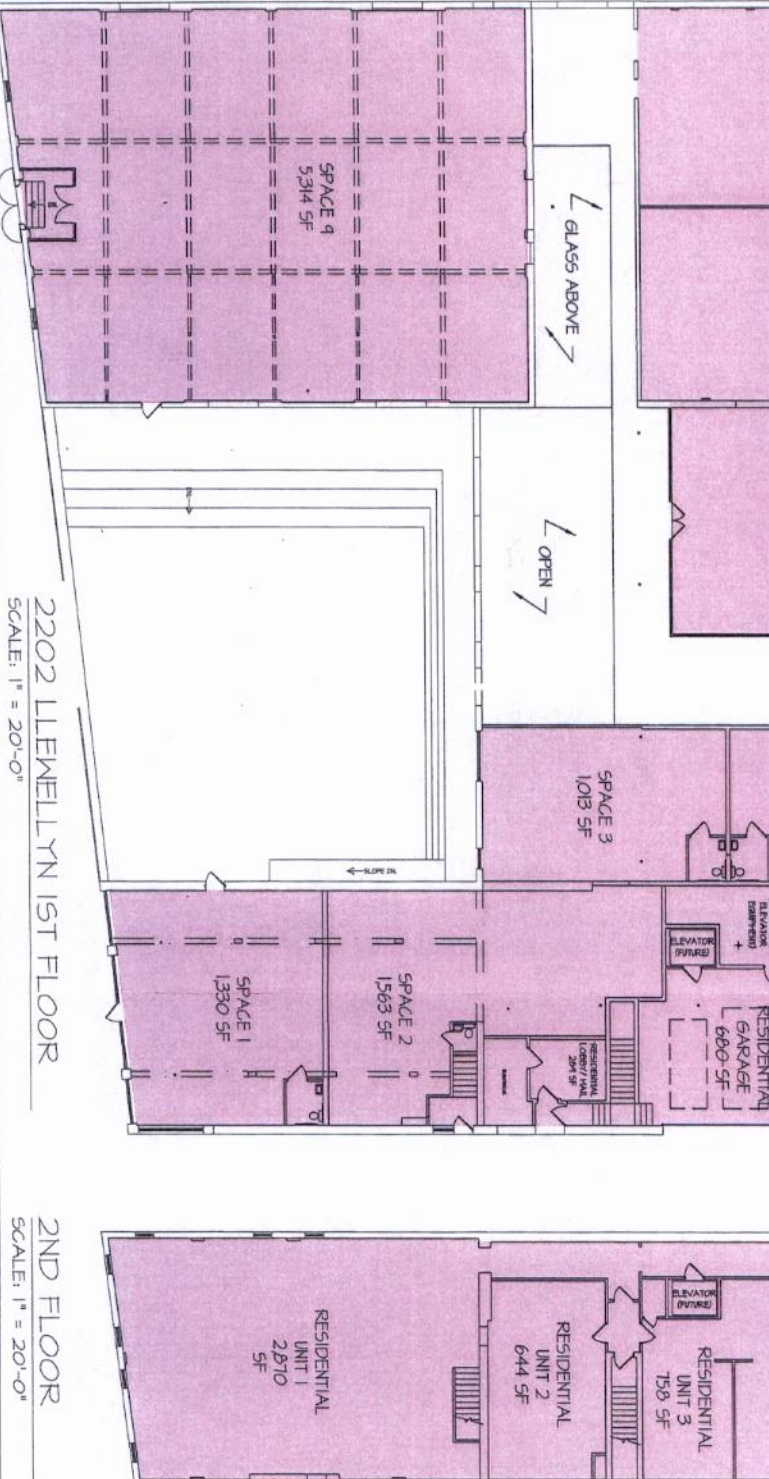
ONLY NEEDED IF APPLICABLE:

Print name: ROBIN J. HENNING Sign: [Signature] 4/27/16
(Authorized Agent Signature) (Date)

DEPOT PARKING ANALYSIS

4/4/16 PALACE SHOPS STATION DEPOT - PARKING ANALYSIS
NORFOLK, VIRGINIA

ADDRESS	SQ. FT.	TENANT	SEATS	USE	REQUIRED PARKING
2202 LIBBELL LN 1	1330	AVAILABLE			2
2202 LIBBELL LN 2	1065	AVAILABLE			24
2202 LIBBELL LN 3	1000	AVAILABLE			15
2202 LIBBELL LN 4	1000	AVAILABLE			15
2202 LIBBELL LN 5	1000	AVAILABLE			21
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2202 LIBBELL LN 96	1000	AVAILABLE			3
2202 LIBBELL LN 97	1000	AVAILABLE			3
2202 LIBBELL LN 98	1000	AVAILABLE			3
2202 LIBBELL LN 99	1000	AVAILABLE			3
2202 LIBBELL LN 100	1000	AVAILABLE			3



2202 LIBBELL LN 1ST FLOOR
SCALE: 1" = 20'-0"

2ND FLOOR
SCALE: 1" = 20'-0"

ROBYN THOMAS
ARCHITECTURE

911 W. 21st Street, Suite C
Norfolk, VA 23517
Tel: 757.822.7100
Fax: 757.822.7114

2 OF 2

DATE: 4/29/16

BY: JCT

PROJECT: 2202 LIBBELL LN

DRAWN: JCT

CHECKED: RJT

SK2

Pollock, Susan

From: Straley, Matthew
Sent: Wednesday, May 11, 2016 11:37 AM
To: 'Emily Birkness'; 'info@ghentva.org'; 'ted@nusbauminsurance.com'
Cc: Whibley, Terry; Winn, Barclay; Wilson, Denise; Pollock, Susan
Subject: new Planning Commission applications - 2202 Llewellyn Ave
Attachments: PalacesShops_rezoning.pdf; PalacesShops_special_exception.pdf

Ms. Birkness and Mr. Enright,

Attached please find the following applications at 2202 Llewellyn Avenue:

- a. Change of zoning from I-1 (Limited Industrial) district to conditional C-2 (Corridor Commercial) district and Pedestrian Commercial Overlay District – 21st Street (PCO-21st).
- b. Special exception for mixed uses.

The purpose of this request is to allow the vacant warehouse building to be converted into commercial suites with three dwelling units above on the second story.

The item is tentatively scheduled for the June 23, 2016 Planning Commission public hearing.

Staff contact: Susan Pollock Hart at (757) 664-4765, susan.pollock@norfolk.gov

Thank You.

Matthew Straley
GIS Technician II



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Simons, Matthew

From: Nathaniel McCormick <nmccormick@nrha.us>
Sent: Friday, June 24, 2016 9:29 AM
To: Homewood, George; Pollock, Susan; Simons, Matthew; Straley, Matthew
Cc: Emily Birknes (Emily@ghentva.org)
Subject: City Planning Commission - Ghent Neighborhood League Comments

Dear Mr., Homewood:

The purpose of this letter is to provide comments from the Ghent Neighborhood League (GNL) regarding two projects on the current City Planning Commission agenda and one project previously presented at the April and May CPC meetings.

The owner of the property at 925 West 21st Street made a presentation to the GNL at our regular meeting on June 16 regarding the proposed rezoning. Discussion raised no concerns among membership and GNL has no objection to this application.

On May 27, Claus Ihlemann and his architect Robyn Thomas offered a tour of his property at 2202 Llewellyn Avenue to discuss his proposed project. Three GNL Board members attended and discussed the project at the June 16 general membership meeting. Since it appears parking for this larger project will be able to be accommodated on (or adjacent to) the site, the discussion raised no concerns among membership. GNL supports the current rezoning application but would like to be kept apprised of design details as the project develops.

Finally, GNL had a representative from The Monument Companies make a presentation at the June 16 meeting regarding their project at 200-210 East 22nd Street. Again, as it appears there is adequate on-site parking to accommodate the proposed residential units, GNL has no objection to the project.

Thank you for your consideration of this input.

Respectfully,

Nat McCormick
Ghent Neighborhood League
Project Review Committee Chairman